DELEGATED APPROVAL FORM
DIRECTOR, REAL ESTATE SERVICES
MANAGER, REAL ESTATE SERVICES

TRACKING NO.: 2026-287

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared	Trixy Pugh	Division:	Corporate Real Estate Management
Date	September 15, 2026	Phone No.:	(416) 392-8160

Purpose

To obtain authority to amend the licence agreement (the "Licence") with Metrolinx with respect to part of the property municipally known as 80 McGee Street, Toronto for the purposes of all works and uses in connection with the construction of the Ontario Line Project (the "Amendment").

Property

Part of the property municipally known as 80 McGee Street, being part of PIN 21076-0202 (LT), shown as Part 1 on Dwg. No. SK-PIN-210760202 (the "Licensed Area") in Appendix "A".

Actions

1. Authority be granted to amend the Licence with Metrolinx, substantially on the major terms and conditions set out below, and including such other terms as deemed appropriate by the approving authority herein, and in a form satisfactory to the City Solicitor.

Financial Impact

The City will receive total estimated licence fee revenues of $63,703 (plus HST) with the Amendment. Revenues will be directed to the Approved Operating Budget for Parks & Recreation under cost centre P00147 - 50% in FAC1810400000 and 50% in FAC 1820100000.

The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.

Comments

The City entered into the Licence with Metrolinx on March 31, 2023, authorized by Delegated Approval Form 2023-087, to permit the use of parts of 80 McGee Street and 870 Queen Street East for works associated with the Ontario Line Project (the "Project"). Metrolinx has completed the works at 870 Queen Street East but requires additional time in the Licensed Area to support the Project.

On December 15, 2021, City Council adopted EX28.12 titled "Metrolinx Subways Program – Real Estate Protocol and Land Valuation Principles for Subways and GO Expansion Programs". Upon its adoption, the City and Metrolinx entered into an agreement dated June 16, 2022, which included a schedule that outlined the process for real estate transactions related to the Subway Program (the "Real Estate Protocol"). The Real Estate Protocol provides a clear process for the City and Metrolinx to follow relating to the acquisition, ownership and disposition of real property between the parties, both temporary and permanent interests, required for the Subways Program, which includes the Ontario Line.

Staff from Parks & Recreation have no objections to the granting of the Amendment. The form of the Amendment is substantially in the form appended to the Real Estate Protocol.

The Transit Expansion Division has confirmed that Metrolinx has provided satisfactory information about its mitigation efforts related to construction impact to residential tenants and businesses, which satisfies the conditions set out in Item 2024 EX15.2 relating to the Property.

The proposed fee and other major terms and conditions of the Amendment are considered to be fair, reasonable and reflective of market rates.

Terms

- Extend the end of term from April 2, 2026 to October 31, 2026
- Adjust the licence fees
- Option to extend for two (2) additional months upon no less than five (5) days' prior written notice
- All other terms of the Licence remain unchanged

Property Details

Ward:	14 – Toronto-Danforth
Assessment Roll No.:	1904-07-1-190-00100
Approximate Size:	
Approximate Area:	78.7 m^2 ± (847 ft^2 ±)
Other Information:	

A.	Manager, Real Estate Services has approval authority for:	Director, Real Estate Services has approval authority for:
1. Acquisitions:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
2A. Expropriations Where City is Expropriating Authority:	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000.	☐ Statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million.
2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:	☐ **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $50,000. ☐ **(b)** Request Hearings of Necessity. ☐ **(c)** Waive Hearings of Necessity.	☐ **(a)** Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed $1 Million. ☐ **(b)** Request Hearings of Necessity. ☐ **(c)** Waive Hearings of Necessity.
3. Issuance of RFPs/REOIs:	**Delegated to more senior positions.**	☐ Issuance of RFPs/REOIs.
4. Permanent Highway Closures:	**Delegated to more senior positions.**	☐ Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.
5. Transfer of Operational Management to Divisions, Agencies and Corporations:	**Delegated to more senior positions**.	**Delegated to more senior positions**.
6. Limiting Distance Agreements:	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
7. Disposals (including Leases of 21 years or more):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:	**Delegated to more senior positions**.	☐ Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.
9. Leases/Licences (City as Landlord/Licensor):	☐ **(a)** Where total compensation (including options/ renewals) does not exceed $50,000. ☐ **(b)** Where compensation is less than market value, for periods not exceeding three (3) months, including licences for environmental assessments and/or testing, etc. **Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**	☐ **(a)** Where total compensation (including options/ renewals) does not exceed $1 Million. ☐ **(b)** Where compensation is less than market value, for periods not exceeding six (6) months, including licences for environmental assessments and/or testing, etc. **Leases pursuant to the Community Space Tenancy Policy delegated to a more senior position.**
10. Leases/Licences (City as Tenant/Licensee):	☐ Where total compensation (including options/ renewals) does not exceed $50,000.	☒ Where total compensation (including options/ renewals) does not exceed $1 Million.
11. Easements (City as Grantor):	☐ Where total compensation does not exceed $50,000. **Delegated to more senior positions.**	☐ **(a)** Where total compensation does not exceed $1 Million. ☐ **(b)** When closing roads, easements to pre-existing utilities for nominal consideration.
12. Easements (City as Grantee):	☐ Where total compensation does not exceed $50,000.	☐ Where total compensation does not exceed $1 Million.
13. Revisions to Council Decisions in Real Estate Matters:	**Delegated to more senior positions.**	☐ Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).
14. Miscellaneous:	**Delegated to more senior positions.**	☐ **(a)** Approvals, Consents, Notices and Assignments under all Leases/Licences ☐ **(b)** Releases/Discharges ☐ **(c)** Surrenders/Abandonments ☐ **(d)** Enforcements/Terminations ☐ **(e)** Consents/Non-Disturbance Agreements/ Acknowledgements/Estoppel Certificates ☐ **(f)** Objections/Waivers/Cautions ☐ **(g)** Notices of Lease and Sublease ☐ **(h)** Consent to regulatory applications by City, as owner ☐ **(i)** Consent to assignment of Agreement of Purchase/Sale; Direction re Title ☐ **(j)** Documentation relating to Land Titles applications ☐ **(k)** Correcting/Quit Claim Transfer/Deeds

B. Director, Real Estate Services and Manager, Real Estate Services each has signing authority on behalf of the City for:

- Documents required to implement matters for which each position also has delegated approval authority.
- Expropriation Applications and Notices following Council approval of expropriation (Managers whose position includes responsibility for implementing Council-approved expropriations are the only Managers with such signing authority).

Director, Real Estate Services also has signing authority on behalf of the City for:

- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

Pre-Condition to Approval			
[X] Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property			
Consultation with Councillor(s)			
Councillor:	Paula Fletcher	Councillor:	
Contact Name:	Councillor Fletcher	Contact Name:	
Contacted by:	[ ] Phone [ ] E-Mail [ ] Memo [X] Other	Contacted by:	[ ] Phone [ ] E-mail [ ] Memo [ ] Other
Comments:	Agreeable	Comments:	
Consultation with Divisions and/or Agencies			
Division:	P&R	Division:	**Financial Planning**
Contact Name:	Mark Ventresca	Contact Name:	June Au
Comments:	Incorporated into DAF	Comments:	Concur
Legal Services Division Contact			
Contact Name:	Luxmen Aloysius		

DAF Tracking No.: 2026-287	**Date**	**Signature**
[X] **Recommended by:** **Manager, Real Estate Services Vinette Prescott-Brown** [ ] **Approved by:**	Sept. 17, 2026	Signed By Vinette Prescott-Brown
[X] **Approved by:** **Director, Real Estate Services Alison Folosea**	Sept 18, 2026	Signed By Alison Folosea

Appendix "A"

Location Map & Dwg. No. SK-PIN-210760202



